

AGENDA: September 10, 2002

5.2

CATEGORY: Public Hearing

DEPT.: Fire/Community Development

TITLE: Amendments to Chapter 14 of the City Code and Adopting the 2000 Uniform Fire Code (First Reading)

RECOMMENDATION

Introduce AN ORDINANCE AMENDING CHAPTER 14, ARTICLES I, II AND III OF THE MOUNTAIN VIEW CITY CODE, RELATING TO THE ADOPTION OF THE 2000 UNIFORM FIRE CODE, to be read in title only, further reading waived, and set second reading for September 24, 2002.

FISCAL IMPACT

The adoption of the 2000 Uniform Fire Code will not increase City fees. Expenditures will include \$1,000 for the cost of new 1997 Uniform Fire Code books. This money is provided for in the Fiscal Year 2002-03 Fire Department and Building Inspection Division budgets.

BACKGROUND AND ANALYSIS

On May 25, 1999, by Ordinance 8.99, the City Council adopted the 1997 Uniform Fire Code as published triennially by the International Conference of Building Officials and the International Fire Code Institute and adopted by the State through the California Building Standards Commission. The proposed ordinance adopting the 2000 Uniform Fire Code, published by the Western Fire Chiefs, will update the City Code, Chapter 14, Articles I, II and III, to reflect the 2000 triennial model code change cycle with minor modifications and amendments. The State, as a result of Assembly Bill 4616, requires all State agencies that currently develop administrative regulations and implement and/or enforce building standards to transfer those regulations to the California Building Standards Code, Title 24, California Code of Regulations. Further, Senate Bill 2871 maintains that the building standards contained in the Uniform Fire Code, as referenced in Part 9 of the California Building Standards Code, Title 24, would apply to occupancies throughout the State and would become effective 180 days after publication by the California Building Standards Commission. The Building Standards Commission established November 1, 2002 as the effective date for the enforcement of the 2000 Uniform Fire Code.

The California Building Standards Code, as referenced in the Health and Safety Code, Section 17958.5, provides that a city or county, pursuant to Section 17958, may amend or modify the regulations set forth in Title 24, to reflect local conditions. The local amendments

and/or modifications shall also become effective 180 days after the publication of the California Building Standards Code, Title 24, of which the Uniform Fire Code is Part 9. In order to comply with Section 17958, the 2000 Uniform Fire Code is being amended, as set forth in the attached document, to reflect local conditions and support Mountain View's "Community Fire Protection Element," which sets forth the levels of fire protection the City provides to the community. The deadline for adoption of these local amendments in order to comply with State law is November 1, 2002.

The major changes to Chapter 14 required to support the adoption of the 2000 Uniform Fire Code and current City Fire Department, Building Division, Environmental Safety Division and Hazardous Materials Section administrative policies are as follows:

- Definitions have been added to clarify areas in the Fire Code such as high-rises, licensed facilities and health hazards.
- A section has been updated to address the permitting and processing of emergency repairs of gas systems.
- Fire Department access requirements have been expanded and clarified with the addition of design and construction standards.
- Fire alarm and smoke detector retrofit and replacement requirements have been clarified, and installation standards have been codified.
- The section on aboveground storage of diesel fuel has been expanded with the addition of new City requirements.

All the changes have been reviewed for context and consistency by the City Attorney, Fire Chief, Fire Marshal, Deputy Community Development Director for Building and Safety, and Fire Prevention and Building Division staff.

ALTERNATIVE

Do not modify Chapter 14 of the City Code or amend the 2000 Uniform Fire Code and be preempted by the State's November 1, 2002 adoption.

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PUBLIC NOTICING

Agenda posting and direct mail to selected developers, contractors and engineers.

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RG/9/CAM
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Attachment: 1. Draft Ordinance